

September 19, 2006 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

07PR0140

Lynchester Properties  
(Franklin Street Marketing)

Clover Hill Magisterial District  
9700 Farrar Court

REQUEST: Approval of architecture and landscape plan. Review and approval by the Planning Commission is required for architecture by Condition 19 of Case 81SN0072 and for landscape by Condition 20 of the same case.

RECOMMENDATION

Staff recommends approval of the architectural elevations and landscape plans for the following reasons:

- A. The architecture of the proposed building meets all requirements of the Zoning Ordinance and the zoning case.
- B. When revised per the following condition, the landscape plan will meet all requirements of the Zoning Ordinance and the zoning case.

CONDITION

Revise the landscape plan to accomplish the following review comments:

REVIEW COMMENTS:

- 1. Add a note to the landscape plan stating "Upon completion of grading an inspection of the buffer landscape will be made in order to determine if additional landscape is required to meet the landscape density requirements of perimeter landscape "C" times two (2)" (P)
- 2. Provide perimeter landscape "J" along the cul-de-sac. (P)

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3. Revise the landscape plan to provide the required number of trees within the parking area. (P)

### GENERAL INFORMATION

Associated Public Hearing Case:

81SN0072 – Martin Chevrolet Sales Corp. and David A. Trebour

Developer:

Lynchester Properties

Design Consultant:

Architecture & Landscape Design – Baskervill  
Site Engineering – Timmons Group

Location:

South line of Farrar Court at the end of the cul-de-sac also known as 9700 Farrar Court.  
Tax ID 750-706-2432 (Sheet 06).

Existing Zoning and Land Use:

I-1; Vacant

Size:

1.5 acres

Adjacent Zoning and Land Use:

North - I-1; Office and light industrial  
South - R-7, Residential  
East - I-1; Vacant (Existing retention pond)  
West - I-1; Office

### BACKGROUND

Review and approval by the Planning Commission is required for architecture by Condition 19 of Case 81SN0072 and for landscape by Condition 20 of the same case.

Condition 19 requires that the structure have an architectural style that blends with the surrounding single family residences. Condition 19 reads as follows:

“The five (5) lots indicated for office use on the Master Plan, adjacent to Shenandoah Subdivision, shall be used exclusively as offices. These structures shall not exceed a height of two (2) stories, excepting an English basement. The office structures shall have an architectural style which shall blend with that of the surrounding single family residences. At the time of schematic plan review, colored renderings shall be submitted to the Planning Commission for approval. This condition may be modified at the time of schematic plan review.”

The architectural elevations provide for a predominantly brick one (1) story building that will match the architecture of Moorefield Office Park while the south elevation blends with the single family residential to the south with use of horizontal siding, a sloped roof and architectural elements such as brackets and a brick chimney. The sloped roof material has a grey granular finish that will blend with residential shingle roofs. A copy of the Moorefield Architectural Review Committee approval letter is attached.

Condition 20 requires that the seventy-five (75) foot buffer with existing vegetation be maintained to the south with plant material where needed to provide a visual screen. Condition 20 reads as follows:

“In the Light Industrial (M-1) area, a seventy-five (75) foot buffer shall be maintained along the eastern, southern and western property lines where adjacent to property zoned residentially and a fifty (50) foot buffer along the eastern and western property lines where adjacent to property zoned Agricultural (A). If the adjacent property to the east or west is developed for commercial or industrial use, the fifty (50) foot buffer requirement shall be eliminated. With the exception of the two (2) retention basins, there shall be no facilities located within these buffers and where necessary, these buffers shall be supplemented with additional planting so as to affect a visual screen. A specific landscaping plan shall be submitted to the Planning Commission for approval in conjunction with schematic plan review.”

The landscape plan retains existing landscape within the buffer and provides a visual screen from the adjacent residential property to the south. When revised per the condition and review comments listed, the landscape plan will meet all Ordinance and zoning requirements.

### CONCLUSIONS

The architectural elevations blend with the residential property to the south as well as being architecturally compatible to the adjacent buildings of Moorefield Office Park. The landscape plan retains existing landscape within the buffer and provides a visual screen from the adjacent residential property to the south. Staff recommends approval of the architecture and approval of the landscape plan with the one (1) condition and review comments.

**CRENSHAW-SINGLETON PROPERTIES**  
1011 EAST MAIN STREET, SUITE 206  
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(804) 643-0009  
FAX: (804) 788-0734

**CONFIDENTIAL FACSIMILE TRANSMISSION**

**To :** Alan Coker  
Senior Planner  
Chesterfield Planning Department  
**Fax # :** 717-6295  
**Date :** September 7, 2006  
**Pages:** 1, Including Cover  
**From :** Steve Sneed  
**Subject:** Franklin Street Marketing - County Site Plan #06PR0410

**COMMENTS:**

On behalf of the Moorefield Architectural Review Committee (MARC) we recant our previous approval, via facsimile to Michael Pellis of Baskervill dated July 26, 2006, of construction plans for the above referenced plan.

By this facsimile we approve the revised plans 9/1/06 received in my office from Michael Pellis on September 5, 2006 with the following comments:

Painted concrete block noted on the plan will be replaced with split faced block, color to blend with proposed masonry materials.

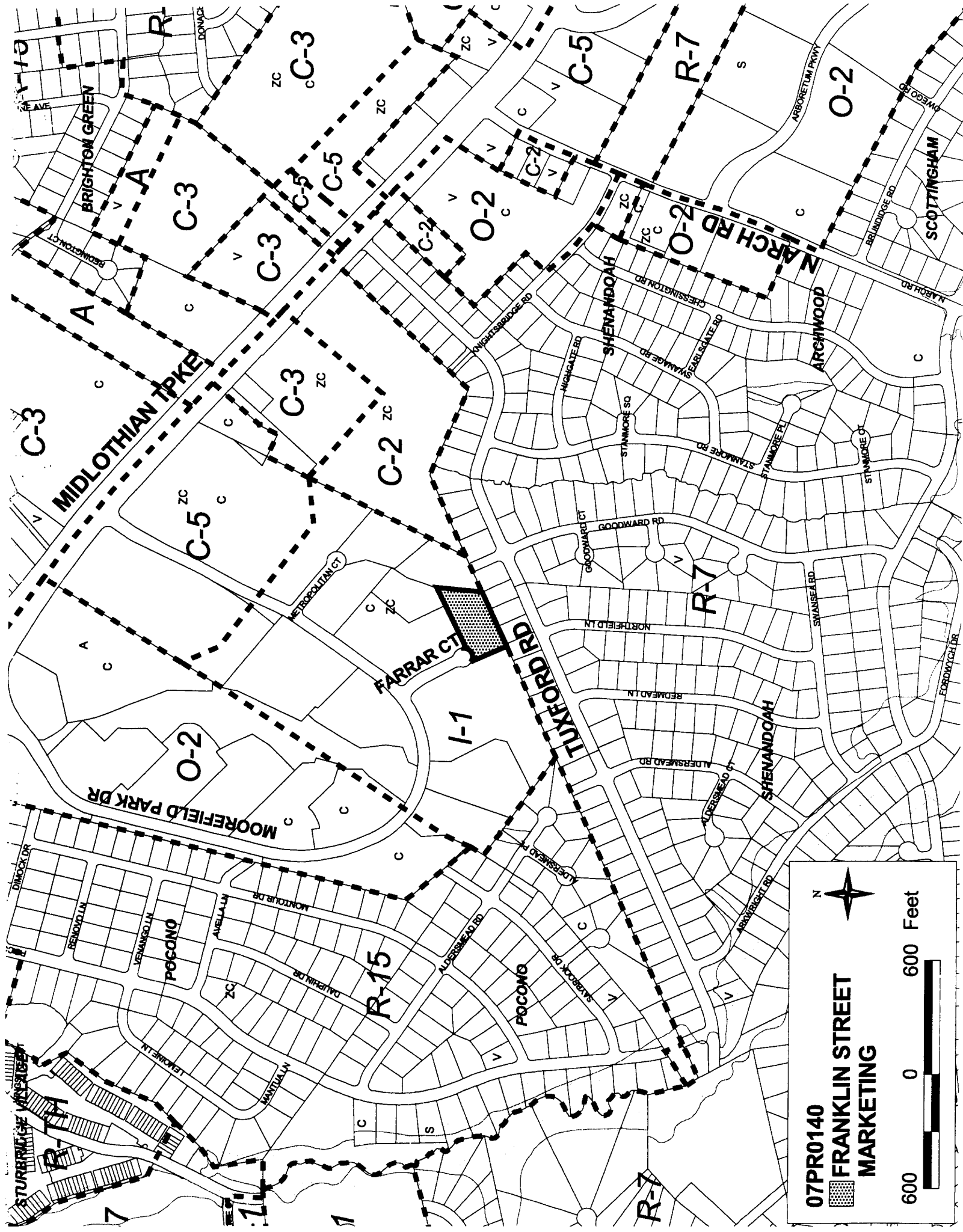
The site must be irrigated according to the Moorefield Design Guidelines and Criteria (MDGC).

Site lighting, luminaire housing and light poles, shall be flat black or a color to match the color of the metal proposed for the building.

The combination of clear glass and tinted glass is approved as proposed with the understanding that window treatments will comply with the MDGC and any variances must first be approved by MARC.

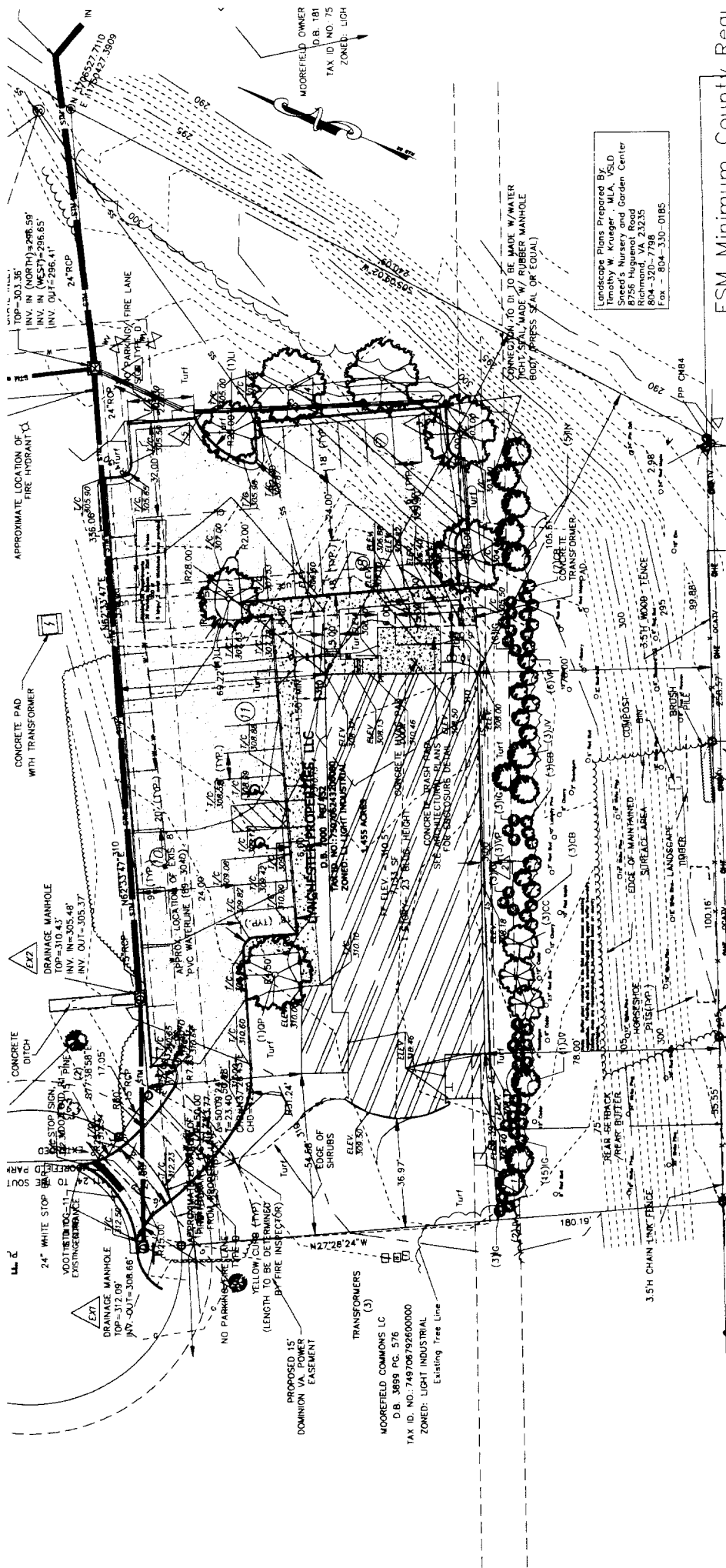
MARC has not yet received a sample of the proposed granulated surface membrane roof material. However we will support the County's decision on the granulated surface membrane roof and its color.





07PR0140  
FRANKLIN STREET  
MARKETING





Landscape Plans Prepared By:  
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# FSM Minimum County Req. Landscape Plan

LOT 1

SHEPARDH SUBDIVISION - BLOCK L - SECTION C  
P.B. 15 PGS. 36 & 37  
ZONED: R-7

CONSTANCE A. GIBAS  
D.B. 3932 PG. 971  
TAX ID. NO. 75070649200000  
ZONED: LIGHT INDUSTRIAL

LOT 2

WILLIAM BRIAN AND LAURA M. IPOCK  
D.B. 5003 PG. 752  
TAX ID. NO. 75070639700000  
GRAPHIC SCALE

LOT 3

SHEPARDH SUBDIVISION - BLOCK L - SECTION D  
P.B. 16 PGS. 85 & 86  
ZONED: R-7

LOT 4

THOMAS R. & DIANE L. FISHER  
D.B. 1740 PG. 328  
TAX ID. NO. 75070630100000

ROSEMARY R. COSSY  
D.B. 3400 PG. 719  
TAX ID. NO. 75070620100000





